

TOPSAIL

TOPSAIL

REVISION LIST - STRUCTURAL:

- 1) ADDED JOIST SERIES AND SPACING TO SECOND FLOOR FRAMING AND CRAWL (10-17)
- 2) REMOVED BEDROOM VAULTS AND BALLOON FRAMING (10-17)
- 3) CHANGED STANDARD HEADER SIZE TO 2x6 CALLED OUT 2x10 WHERE NECESSARY (10-17)
- 4) CHANGED TO (3) PLY GARAGE HEADERS (10-17)
- 5) CODE UPDATE TO NCR 2018 (1-19)

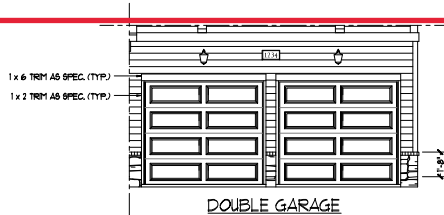
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REVISION LIST - ARCHITECTURAL:

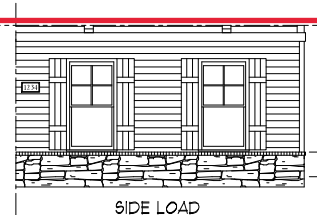
- CHANGES ON 03-30-2020
1. CHANGED ALL CORNER BOARDS ON ELEVATIONS FROM 6" TO 4"
 2. CHANGED NOTE FOR GARAGE LABEL ON ELEVATIONS
 3. REMOVED GRIDS FROM ALL WINDOWS & DOORS ON SIDES AND REAR ELEVATIONS
 4. UPDATED ALL COACH LIGHTS ON ELEVATIONS
 5. REMOVED DUPLICATE DIMENSIONS AND LABELS FROM ALL ELEVATIONS
 6. DIMENSIONED STONE/BRICK WATER TABLE HEIGHT
 7. HATCHED 4" ROWLOCK ON WINDOWS IN ELEVATIONS WITH STONE AND BRICK
 8. UPDATED STONE HATCH TO CURRENT HATCH
 9. ADDED COLUMN DETAILS ON B-1 AND B-4 ELEVATIONS
 10. REMOVED HARDWARE ON SHUTTERS ON ALL C ELEVATIONS. CHANGED TO SHOW B&B
 11. SEPARATED ALL OPTIONS FROM BASE PLAN TO CORRESPONDING SHEETS
 12. ADDED DIAGONAL DIMENSION ON SLAB INTERFACE PLAN
 13. ADDED PLUMBING DROPS TO SLAB INTERFACE PLAN
 14. ADDED CONDUIT IN KITCHEN OF THE SLAB INTERFACE PLAN
 15. CHANGED COLUMN ON PATIO TO 8"x8"
 16. CHANGED EXTERIOR WALLS FROM 2x6 TO 2x4 EXCEPT AT SHADED AREAS
 19. REMOVED ALL 2x6 NOTES
 20. UPDATED ALL INTERIOR ROOM DIMENSIONS
 21. ADDED HOSE BIBS TO PLANS
 22. UPDATED SQUARE FOOTAGES
 23. ADDED SQUARE FOOTAGE WITH FULL BRICK VENEER
 24. PATIO CHANGED TO 12x10'
 25. FLIPPED TUB AND REMOVED ACCESS AND NOTE FROM OWNER'S BATH 1
 26. ADDED NOTE TO LAUNDRY
 27. ADDED OPTIONAL FLOOR OUTLETS
 28. REMOVED ALL OUTLETS ON ELECTRICAL PLAN (EXCEPT OPT. FLOOR OUTLETS)
 29. REMOVED ALL TV OUTLETS
 30. REMOVED ALL PHONE OUTLETS
 31. SHOWED ALL CEILING FANS DASHED WITH NEW NOTE
 32. ADDED CO2 DETECTORS
 33. ADDED NEW ELECTRICAL KEY
 34. CHANGED SWING OF SERVICE DOOR (7-8-20)
 35. CHANGED LIGHT IN GARAGE FROM KEYLESS TO CEILING MOUNT (7-8-20)
 36. CHANGED KITCHEN LIGHT FROM 2 BULB FLUORESCENT TO 3 BULB CEILING MOUNT (7-8-20)
 37. CHANGED LIGHT OVER KITCHEN SINK TO 1 BULB CEILING MOUNT (7-8-20)
 38. REMOVED LIGHT IN SECONDARY BATH OVER TUB/SHOWER COMB (7-8-20)



FRONT ELEVATION-B-2
SCALE: 1/4" = 1'-0"



DOUBLE GARAGE
DOOR OPTION
SCALE: 1/4" = 1'-0"

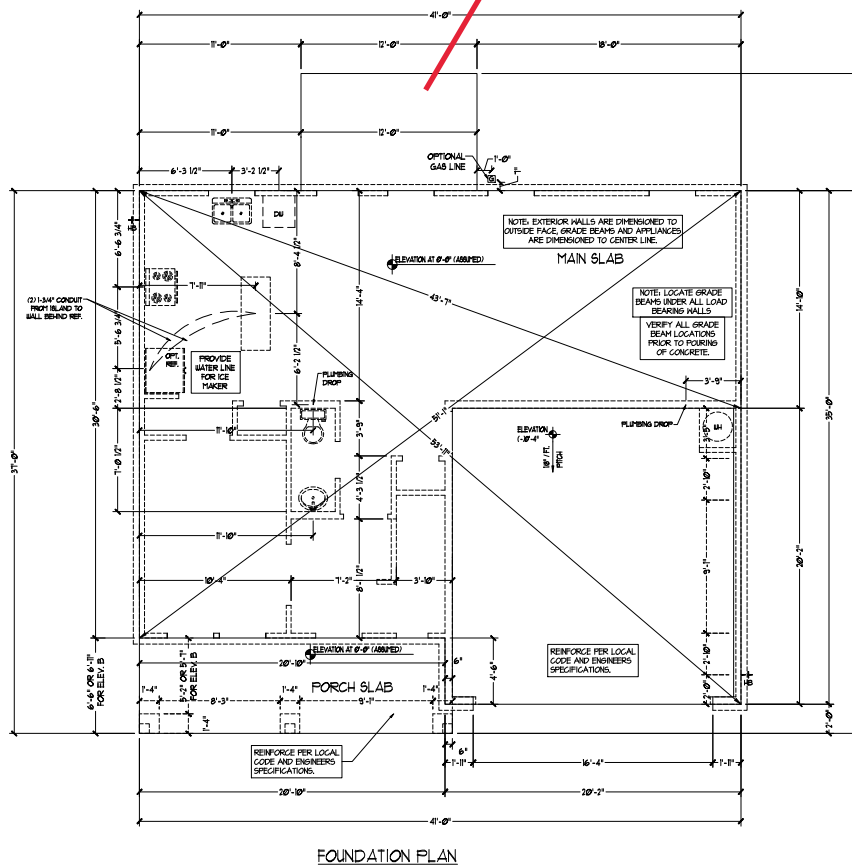


SIDE LOAD
GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-3
SCALE: 1/4" = 1'-0"

Cov Porch

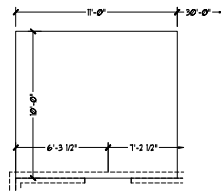


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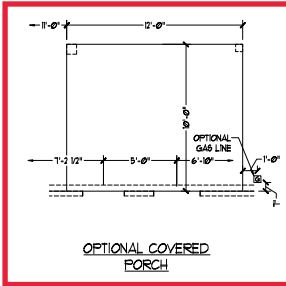
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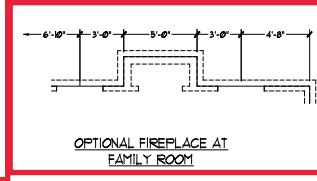
SLAB INTERFACE
PLAN
A-4



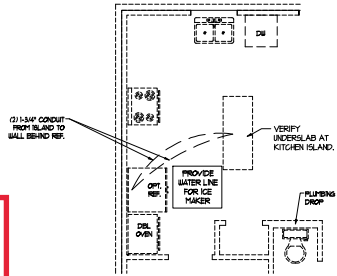
OPTIONAL PATIO



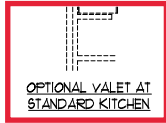
OPTIONAL COVERED PORCH



OPTIONAL FIREPLACE AT FAMILY ROOM



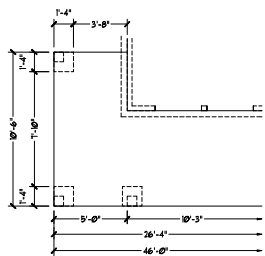
OPTIONAL GOURMET KITCHEN



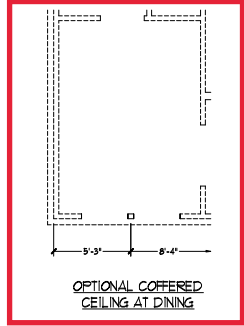
OPTIONAL VALET AT STANDARD KITCHEN



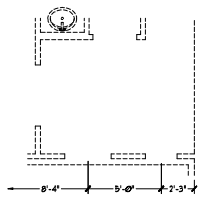
OPTIONAL DROP ZONE AT STANDARD KITCHEN



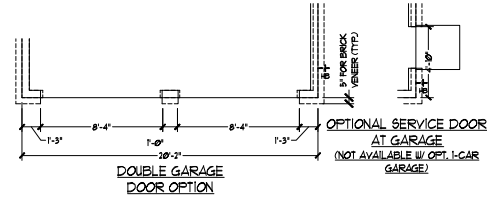
OPTIONAL WRAP AROUND PORCH



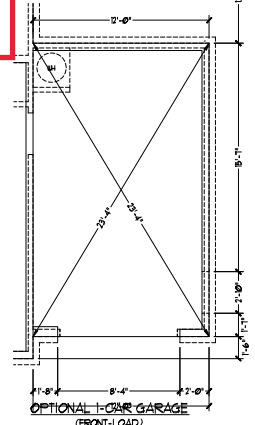
OPTIONAL COVERED CEILING AT DINING



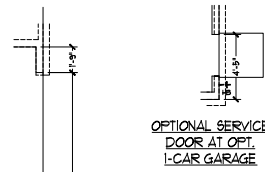
OPTIONAL CURB STAIR PICKETS AT FOYER



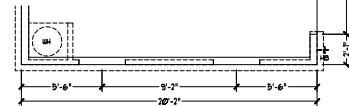
DOUBLE GARAGE DOOR OPTION



OPTIONAL 1-CAR GARAGE (FRONT-LOAD)



OPTIONAL SERVICE DOOR AT OPT. 1-CAR GARAGE



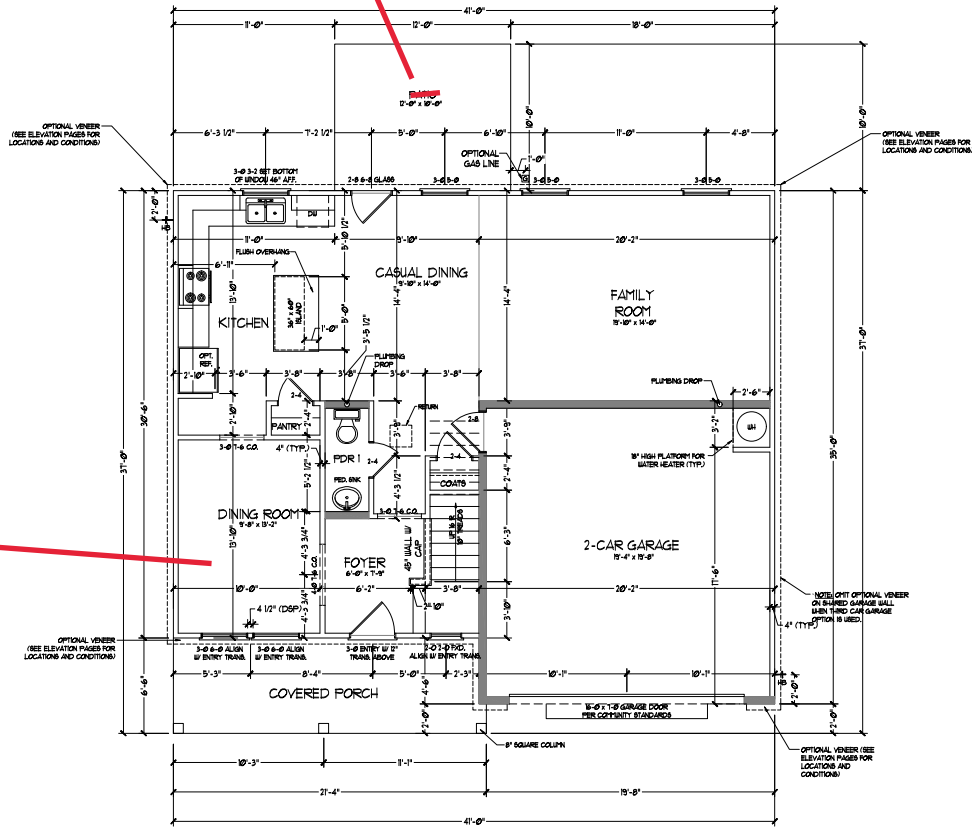
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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Coffered Ceiling

Cov Porch



FIRST FLOOR PLAN
(A1)

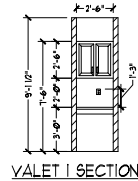
SQUARE FOOTAGE	
1st FLOOR	942 SQ. FT.
2nd FLOOR	1364 SQ. FT.
TOTAL	2306 SQ. FT.
GARAGE	232 SQ. FT.
FRONT PORCH (A & C ELEVATIONS)	136 SQ. FT.
FRONT PORCH (B ELEVATIONS)	148 SQ. FT.
REAR COVERED PORCH	120 SQ. FT.
1st FLOOR OPTIONS	10 SQ. FT.
OPTIONAL FIREPLACE	10 SQ. FT.
UNHEATED OPTIONS	248 SQ. FT.
OPT. 1-CAR GARAGE	116 SQ. FT.
OPT. 1-1/2 x 10'-0" PORCH	32 SQ. FT.
OPT. WRAP AROUND PORCH (ELEV. A&C)	33 SQ. FT.
OPT. WRAP AROUND PORCH (ELEV. B)	33 SQ. FT.

SQUARE FOOTAGE w/ FULL BRICK VENEER	
1st FLOOR	988 SQ. FT.
2nd FLOOR	1378 SQ. FT.
TOTAL	2366 SQ. FT.
GARAGE	248 SQ. FT.
FRONT PORCH (A & C ELEVATIONS)	152 SQ. FT.
FRONT PORCH (B ELEVATIONS)	168 SQ. FT.
REAR COVERED PORCH	124 SQ. FT.
1st FLOOR OPTIONS	14 SQ. FT.
OPTIONAL FIREPLACE	14 SQ. FT.
UNHEATED OPTIONS	254 SQ. FT.
OPT. 1-CAR GARAGE	122 SQ. FT.
OPT. 1-1/2 x 10'-0" PORCH	36 SQ. FT.
OPT. WRAP AROUND PORCH (ELEV. A&C)	35 SQ. FT.
OPT. WRAP AROUND PORCH (ELEV. B)	35 SQ. FT.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2" x 4" @ 16" O.C. (NO. 1). ALL EXTERIOR LOAD BEARING WALLS ARE TO BE 2" x 4" @ 16" O.C. (NO. 1) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 1" x 4" @ 16" O.C. (NO. 1).

3/4" WALL
BATHING WALLS ARE TO BE 2" x 4" @ 16" O.C. (LOAD BEARING) OR 1" x 4" @ 16" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION.

PROVIDE MINIMUM INSULATION IN CEILINGS AND WALLS PER SECTION N 1021

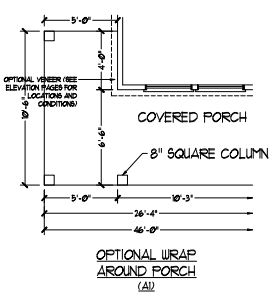
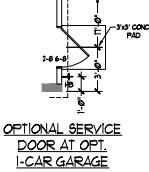
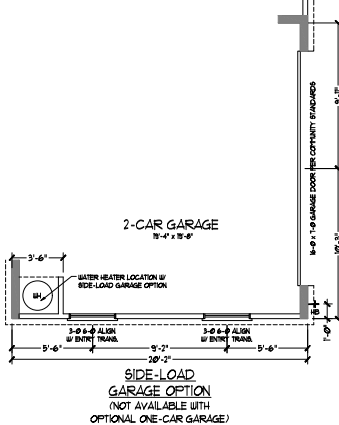
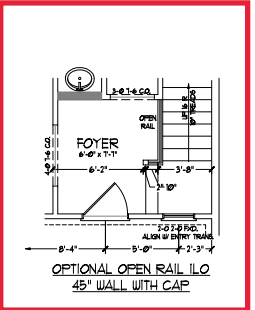
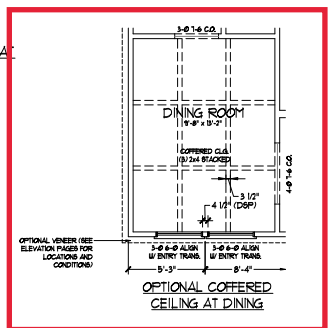
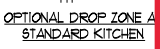
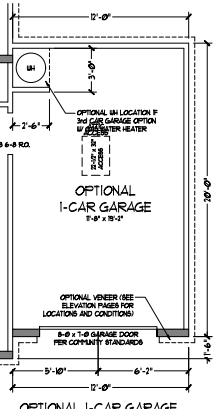
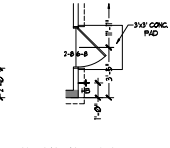
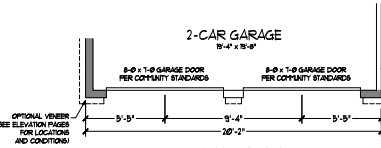
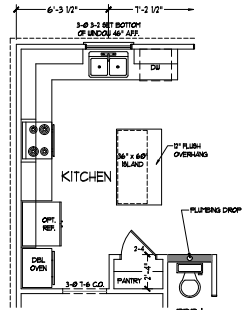
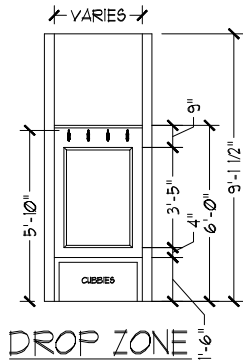
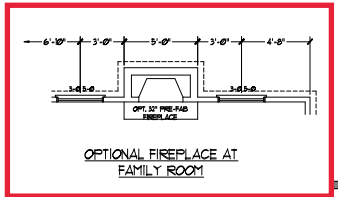
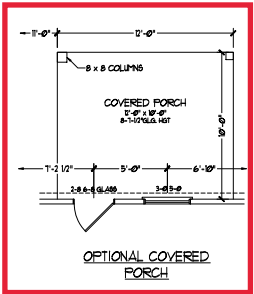
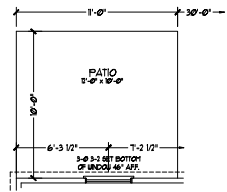
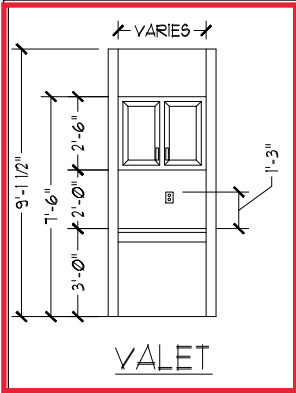


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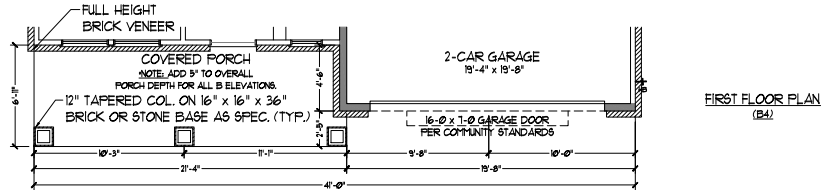
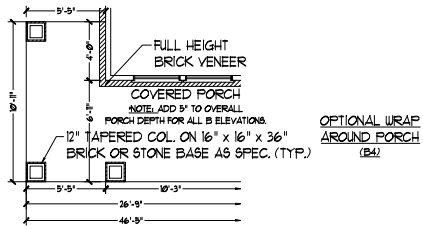
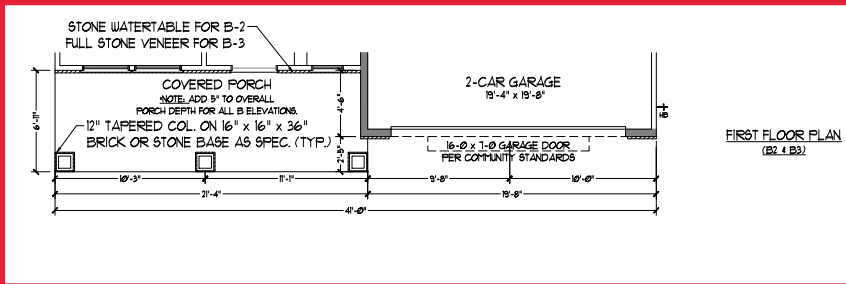
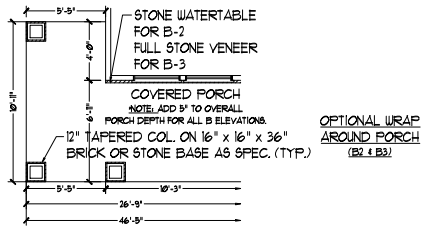
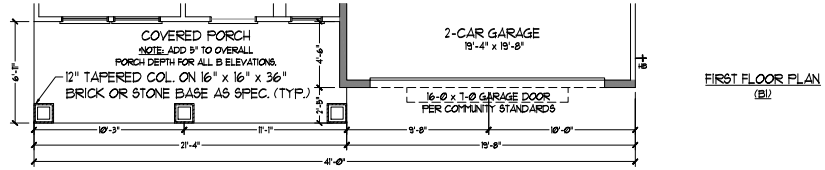
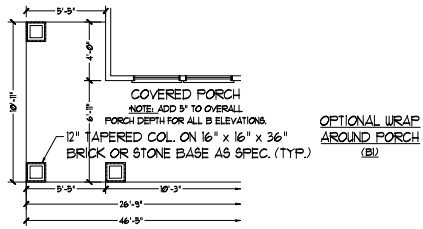
FIRST FLOOR PLAN
A-5



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FIRST FLOOR PLAN OPTIONS



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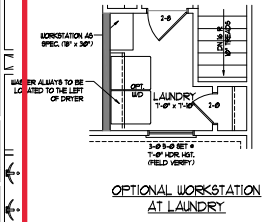
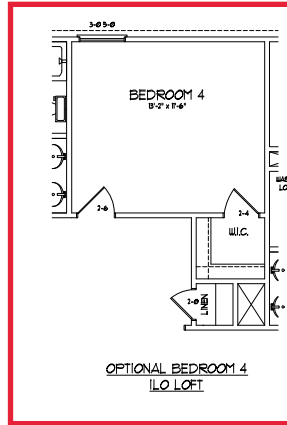
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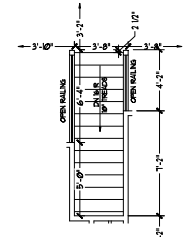
FIRST FLOOR
PARTIAL PLANS -
"B" ELEVATION

A-5.3

OPTIONAL WINDOW AT
BEDROOM 4



OPTIONAL WORKSTATION
AT LAUNDRY



OPTIONAL OPEN RAIL
I.L.O. 45° WALL W/ CAP

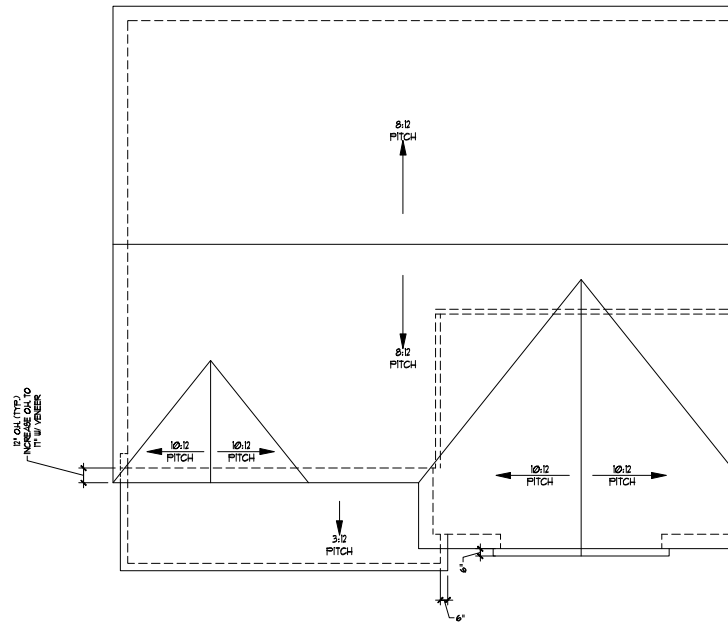


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SECOND FLOOR
PLAN OPTIONS
A-6.1



ROOF PLAN
(B - ELEVATIONS)

TOTAL UNDER ROOF AREA:				1,304	SQ. FT.
VENTING AREA REQUIRED:	1304	SQ. FT. / 300 =	4.35		SQ. FT.
TOTAL REQUIREMENTS:	LOWER: 2.17	UPPER: 2.17			
LOWER AREA VENTING					
SOFFIT VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:	
	-	.041 SF/LF	50'-0"	2.1	
LOWER AREA VENTING PROVIDED:				-	
UPPER AREA VENTING					
RIDGE VENT	SIZE:	PER UNIT:	# UNITS:	PROVIDED:	
	-	.125 SF/LF	60'-0"	7.5	
UPPER AREA VENTING PROVIDED:				-	
TOTAL AREA PROVIDED					
SOFFIT AND RIDGE VENT				9.6	

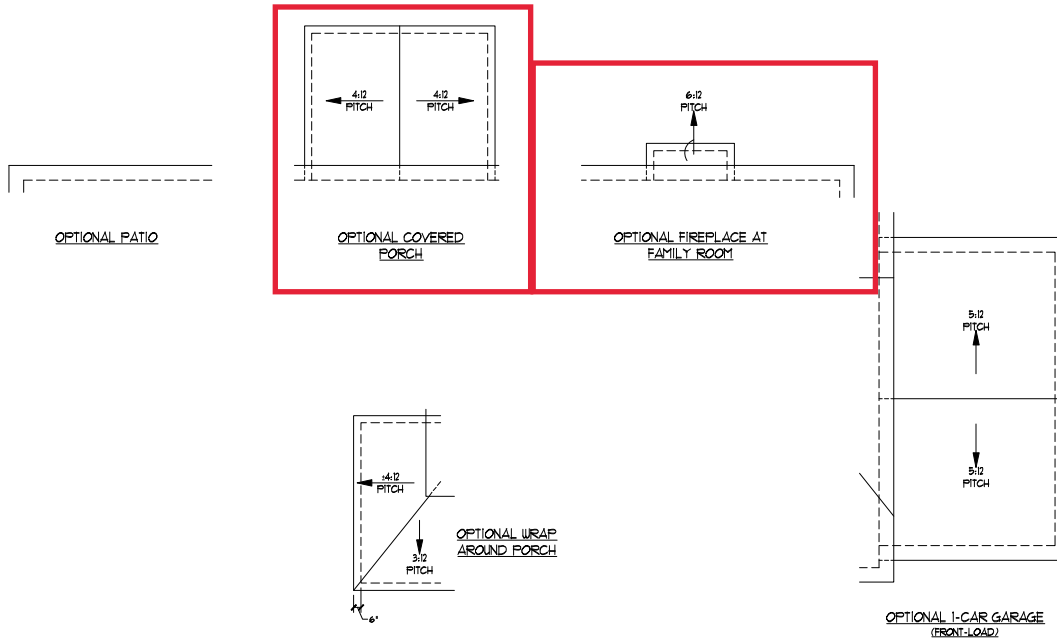


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ROOF PLAN
ELEVATION - B
A-7.2



DREAM FINDERS
HOMES

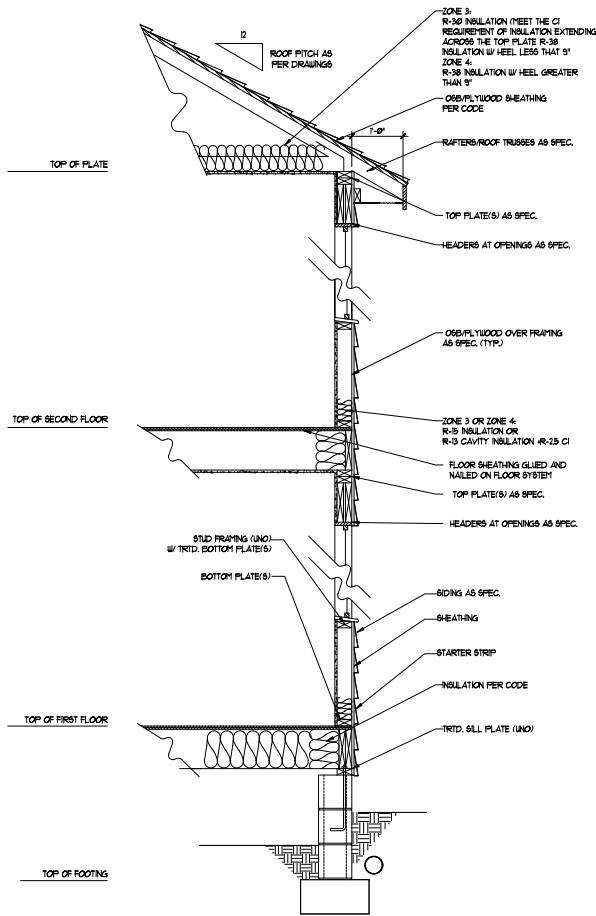
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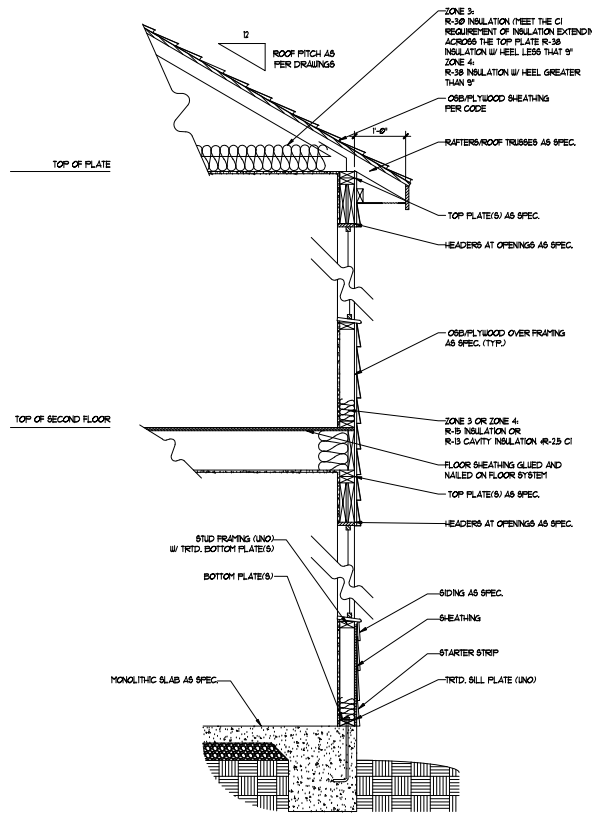
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REVIEWED BY:

ROOF PLAN
ELEVATION -B
OPTIONS

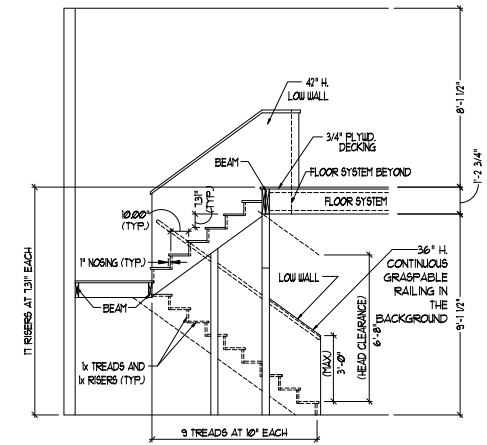
A-7.3



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)



WALL SECTION W/ SLAB
W/ STD. SIDING SHOWN (NTS)



TYPICAL STAIR DETAIL
(NTS)

STAIR NOTES:

BAILING:

BALUSTERS SHALL BE SPACED SO THAT A 4\"/>



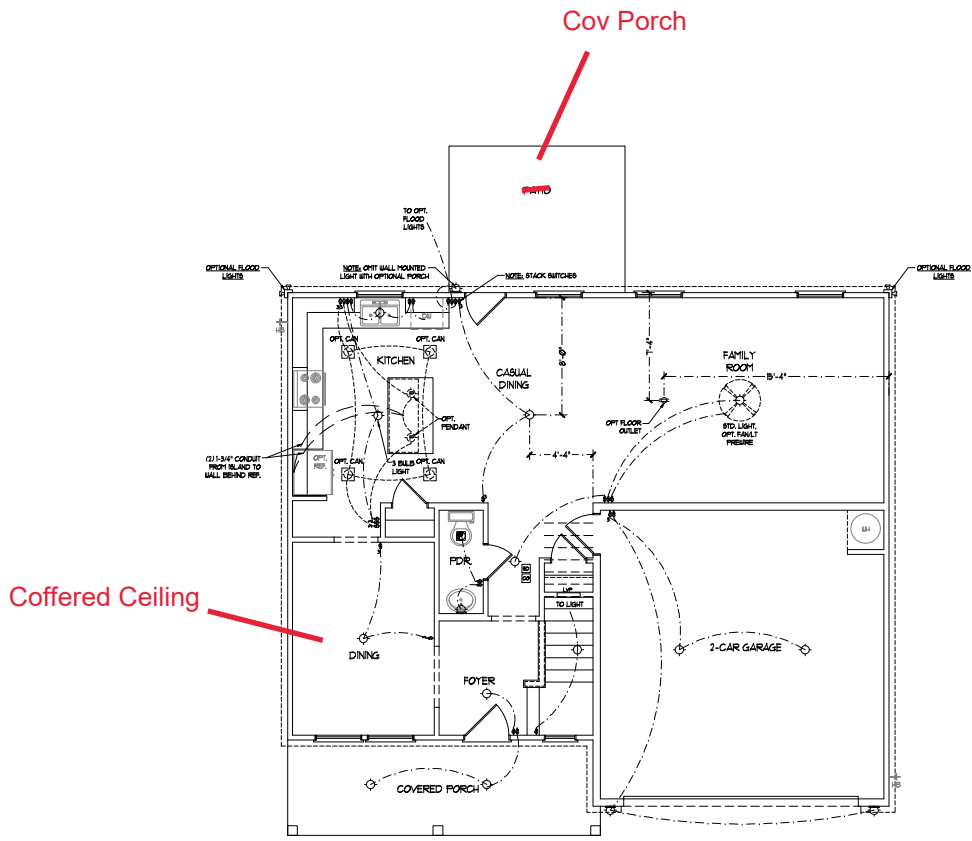
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ENGINEERED BY:
REVIEWED BY:

WALL SECTIONS
AND STAIR
DETAIL

AD-1



ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET # OF ARE (TYP).
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES # FROM FRONT ROUGH OPENING.

ELECTRICAL LEGEND	
	18 V OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIPPER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN w/ LIGHT

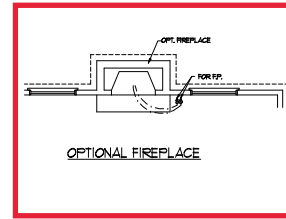
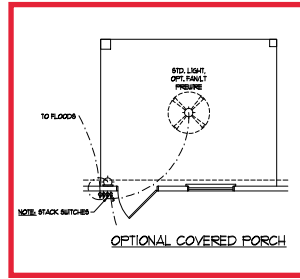
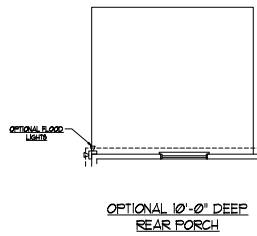
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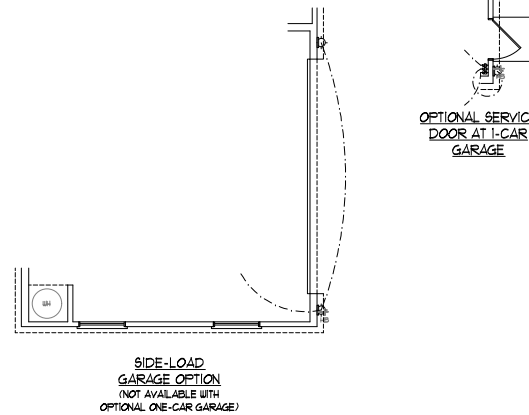
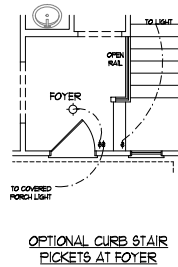
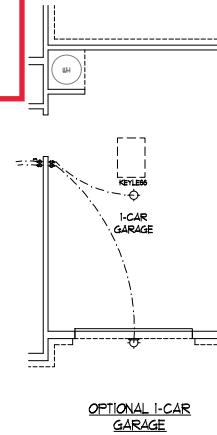
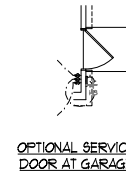
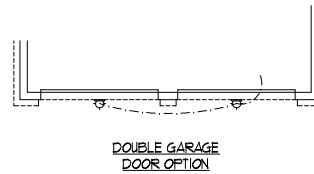
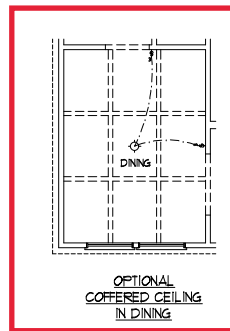
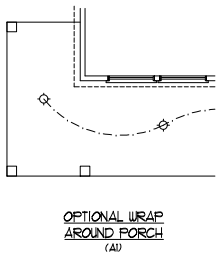
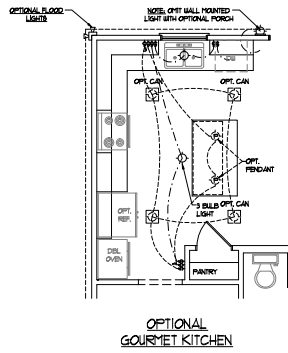
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REVIEWED BY: _____

FIRST FLOOR
ELECTRICAL
PLAN
E-1



ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET # OF ARE (FT²).
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
- 4) PLACE SWITCHES # FT/IN FROM RAUGH OPENING.



ELECTRICAL LEGEND

	18 V OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	1IN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIPPER SWITCH
	CONDUIT FOR COMPONENT WIRING
	SPEAKER
	DOORBELL CABLE
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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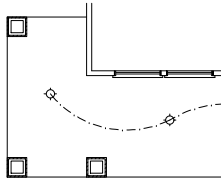
FIRST FLOOR ELECTRICAL PLAN - OPTIONS

ELECTRICAL LAYOUT NOTES:

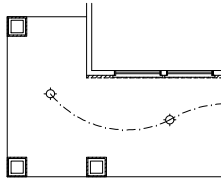
- 1) BLOCK AND WIRE FOR ALL CEILING RAISE PER PLAN.
- 2) VANTY LIGHTS TO BE SET @ 9" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

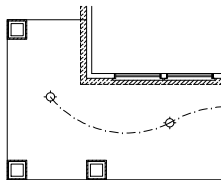
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	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	PIM CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAYER 4' FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR COMPONENT
	SINGER
	DOORBELL CHIME
	50 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT



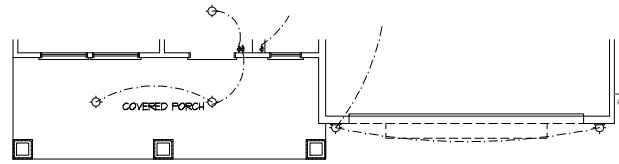
OPTIONAL WRAP AROUND PORCH (B2)



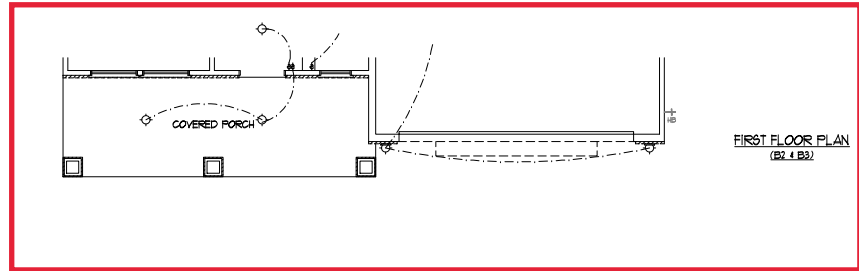
OPTIONAL WRAP AROUND PORCH (B2 & B3)



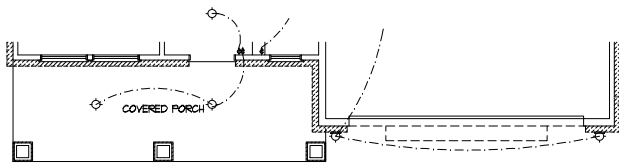
OPTIONAL WRAP AROUND PORCH (B4)



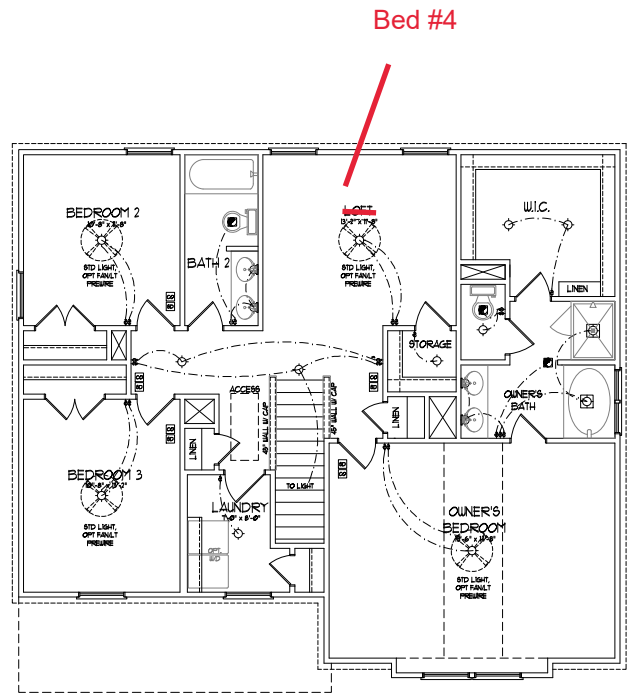
FIRST FLOOR PLAN (B2)



FIRST FLOOR PLAN (B2 & B3)



FIRST FLOOR PLAN (B4)



SECOND FLOOR PLAN

- ELECTRICAL LAYOUT NOTES:**
- 1/ BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
 - 2/ VANITY LIGHTS TO BE SET # 8" APART.
 - 3/ ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL.
 - 4/ PLACE SWITCHES # 12" FROM RAUGH OPENING.

ELECTRICAL LEGEND

	18 V OUTLET
	BALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	HIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR OPPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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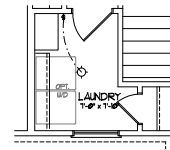
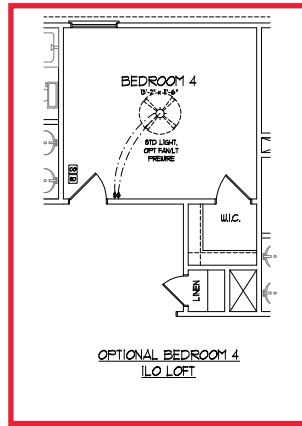


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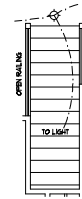
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SECOND FLOOR ELECTRICAL PLAN
E-2

OPTIONAL WINDOW AT
BEDROOM 4



OPTIONAL WORKSTATION
AT LAUNDRY



OPTIONAL OPEN RAIL
ILO 45° WALL W/ CAP

ELECTRICAL LEGEND	
	18 V OUTLET
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	PENDANT LIGHT
	RECESSED CAN LIGHT
	FIN CAN LIGHT
	EYEBALL LIGHT
	FLUORESCENT LIGHT
	2 LAMP, 4 FLUORESCENT LIGHT
	FLOOD LIGHT
	BUTCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	CONDUIT FOR OPPONENT WIRING
	SPEAKER
	DOORBELL CHIME
	18 V SMOKE DETECTOR
	CO DETECTOR
	EXHAUST FAN
	LOW VOLTAGE PANEL
	CEILING FAN
	CEILING FAN W/ LIGHT

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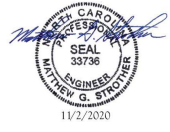
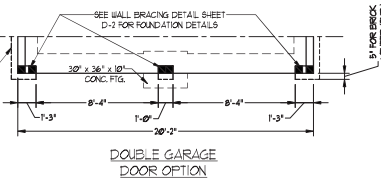
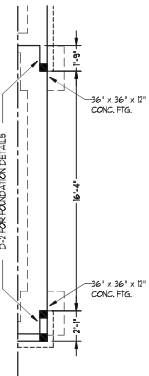
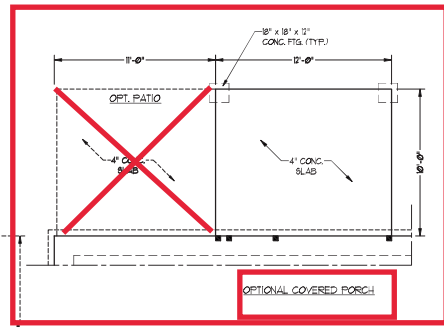
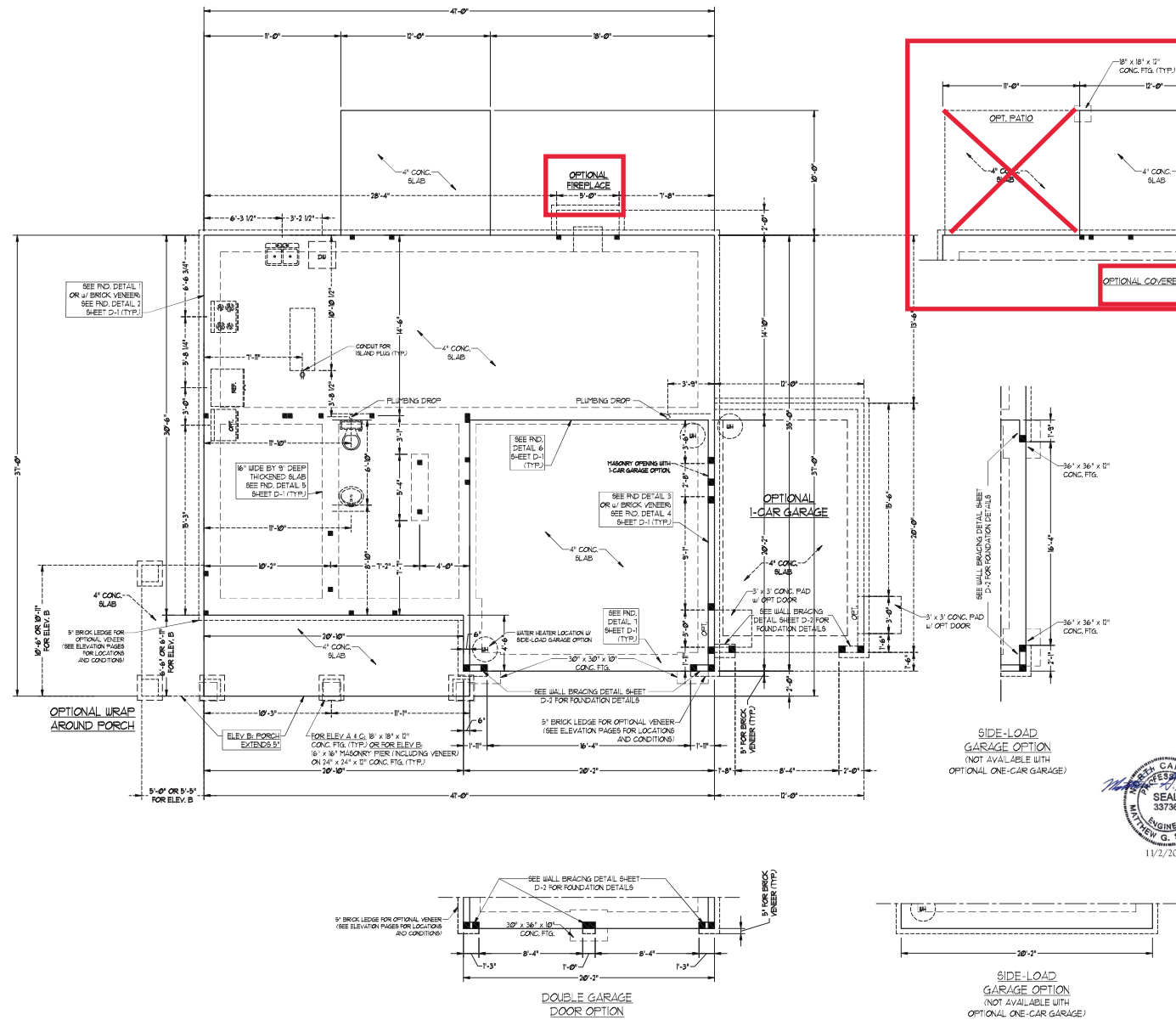


80 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WITH SPECIAL CONCENTRATION TO CHAPTER 16 HIGH WIND ZONE FOR 80 MPH WINDS.
- BUILDERS TO PROVIDE FRUITING CONNECTIONS AS REQUIRED BY CHAPTER 16 HIGH WIND ZONE FOR 80 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION FOUNDATION AND GARAGE TO COMPLY WITH SECTION 404 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL GLACING DESIGNED FOR 30 PSF AND 30 PSF WIND INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 20 PSF AND 18 PSF FOR ROOF PITCHES TO 10 D/G AND 44 PSF AND 31 PSF FOR ROOF PITCHES 10% TO 15%.
- WIND OVER PRESSURE IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 404 OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION AND AS NOTED ON PLANS.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 18 OF THE NRC 2018 EDITION.

80 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.
- INSTALL 1" ANCHOR BOLTS 8'-0" O.C. AND SET IN UP FROM END OF EACH CORNER ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY ON CORNER LOCATE BOLTS WITHIN MIDDLE THIRD OF PLATE WIDTH.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 80 MPH WINDS.
- WALL GLACING DESIGNED FOR 30 PSF AND 30 PSF WIND INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
- ROOF CLADDING DESIGNED FOR 40 PSF AND 38 PSF FOR ROOF PITCHES TO 10 D/G AND 40 PSF AND 38 PSF FOR ROOF PITCHES 10% TO 15%.
- INSTALL WIND OVER PRESSURE ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 404 OF THE NRC 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAIL SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 18 OF THE NRC 2018 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



J.S. THOMPSON ENGINEERING, INC.
 605 W. HARRIS ST., SUITE 200
 WILKES-BARRÉ, PA 18250
 PHONE: (919) 789-9919 FAX: (919) 789-9911
 N.C. LICENSE NO. C-113

TORSAIL H&H HOMES

DATE: NOVEMBER 2, 2020
 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 INSPECTED BY: WFB

SHEET 2 OF 8
 S-1b
 MONO SLAB FOUNDATION PLAN

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R6-601.09 OF THE NRC 2006 EDITION.
- CS-48P REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- CSB REFERS TO "SYSTEM BOARD" CONTRACTOR IS TO INSTALL 1/2" OSB OVER PLUM BOARD WHERE NOTED ON THE PLANS. FASTEN OSB WITH 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 120 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 48 OF THE NRC 2006 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO) 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

Cov Porch

BRACED WALL DESIGN

RECTANGLE A

SIDE 1A (FRONT LOAD) METHOD: CS-48P/FF/GB TOTAL REQUIRED LENGTH 57' TOTAL PROVIDED LENGTH 216'

SIDE 2A METHOD: CS-48P TOTAL REQUIRED LENGTH 57' TOTAL PROVIDED LENGTH 206.64'

SIDE 3A (SIDE LOAD) METHOD: CS-48P/FF/GB TOTAL REQUIRED LENGTH 1189' TOTAL PROVIDED LENGTH 2822'

SIDE 4A METHOD: CS-48P TOTAL REQUIRED LENGTH 1189' TOTAL PROVIDED LENGTH 2814'

RECTANGLE B

SIDE 1B METHOD: CS-48P/FF TOTAL REQUIRED LENGTH 456' TOTAL PROVIDED LENGTH 6'

SIDE 2B METHOD: CS-48P TOTAL REQUIRED LENGTH 456' TOTAL PROVIDED LENGTH 266.64'

SIDE 3B METHOD: CS-48P/FF/GB TOTAL REQUIRED LENGTH 339' TOTAL PROVIDED LENGTH 836'

SIDE 4B METHOD: CS-48P TOTAL REQUIRED LENGTH 339' TOTAL PROVIDED LENGTH 2814'

TABLE R602.7.5
MINIMUM NUMBER OF FULL KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
>3 TO 6'	2
>6 TO 9'	3
>9 TO 12'	4
>12 TO 15'	5

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF 9 (UNO). ALL TREATED LUMBER TO BE SPF 9 (UNO).
- ALL LOAD BEARING MEMBERS TO BE (7) 2 x 6 (UNO).
- INSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.7.5 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE G.O.D. BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (7) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES REQUIRE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE JOIST PLATES THEIR FULL DEPTH.
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ANCHOR POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ANCHOR POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM OR COLUMN ENG. BY OTHERS, REQUIRE TO SLAB w/ (2) METAL ANGLES USING 7" CONC. SCREWS FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

DSP - DOUBLE STUD POCKET
TSP - TRIPLE STUD POCKET

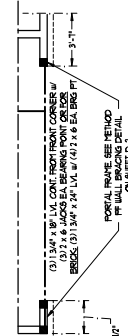
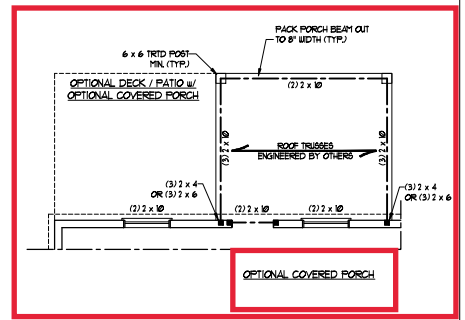
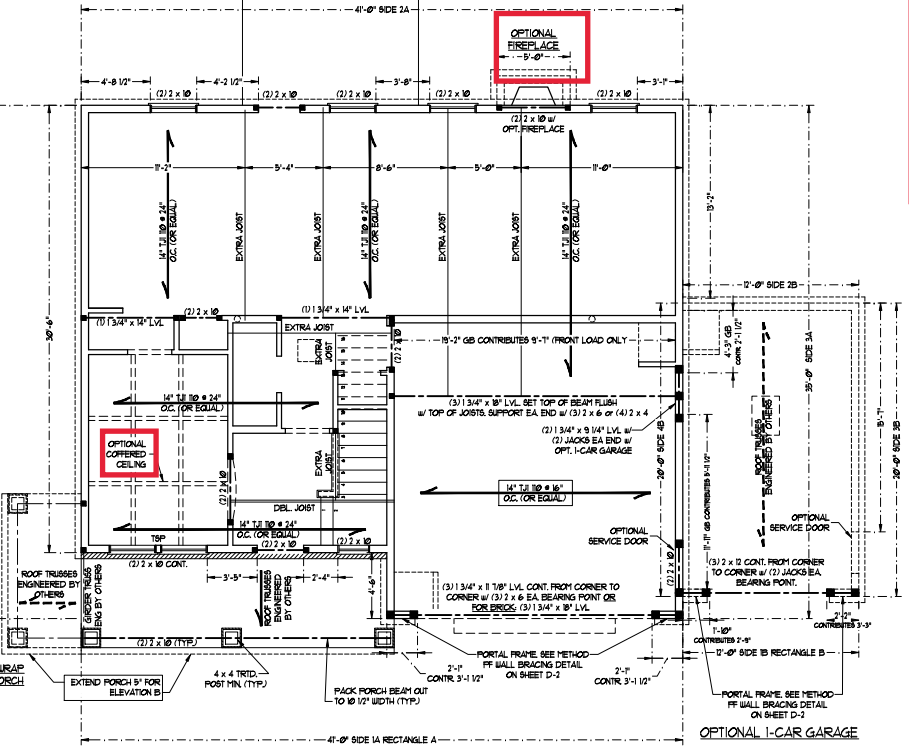
NOTE:
BCT 4800N-18 I-JOISTS MAY BE USED IN LIEU OF 12 1/8 I-JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

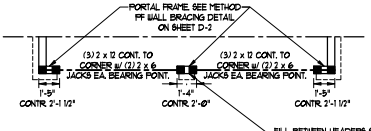
LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/8 LLV
8 AND GREATER	L 6 x 4 x 5/8 LLV

BRICK SUPPORT NOTES:

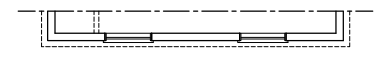
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DUGS FOR SIZE AND LOCATION OF OPENINGS.
- (LLV) - LONG LEG VERTICAL
- LENGTH - CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH ATTACH STEEL ANGLE TO HEADER w/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT # ROOF LINES FASTEN (2) 2 x 4 BLOCKING BETWEEN STUDS w/ (4) 2d NAILS PER FLY. FASTEN 4 @ 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 4 BLOCKING w/ (2) 1/2" LAG SCREWS @ 12" O.C. STAGGERED. SEE SECTION R608.2.1 OF THE 2006 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.



SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



DOUBLE GARAGE DOOR OPTION



SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

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TOPSAIL H&H HOMES

DATE: NOVEMBER 1, 2020
SCALE: 1/8" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WTB

SHEET: 4 OF 8
S-2
SECOND FLOOR FRAMING PLAN

FILL BETWEEN HEADERS BOLD w/ KING BRICK STRAP JOBS TOGETHER w/ (2) 12" LONG SIMPSON CS6 COIL STRAPS INSTALLED TOP AND BOTTOM ON INSIDE FACE OF JOBS.

NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

BRACED WALL DESIGN NOTE:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- CS-UPP REFERS TO CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS. CONTRACTOR IS TO INSTALL 1/2" OSB ON ALL EXTERIOR WALLS ATTACHED WITH NAILS BRACED AT 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD.
- OSB REFERS TO "STRIP BOARD" CONSTRUCTION IS TO INSTALL 1/2" OSB ON EXTERIOR WALL. BOARD SPACING NOTED ON THE PLANS. FASTEN OSB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 150 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.3.2 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/2" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD.

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 3 x 3 1/2 x 5/8 LLY
8 AND GREATER	L 6 x 4 x 5/8 LLY

BRICK SUPPORT NOTE:

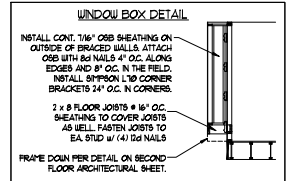
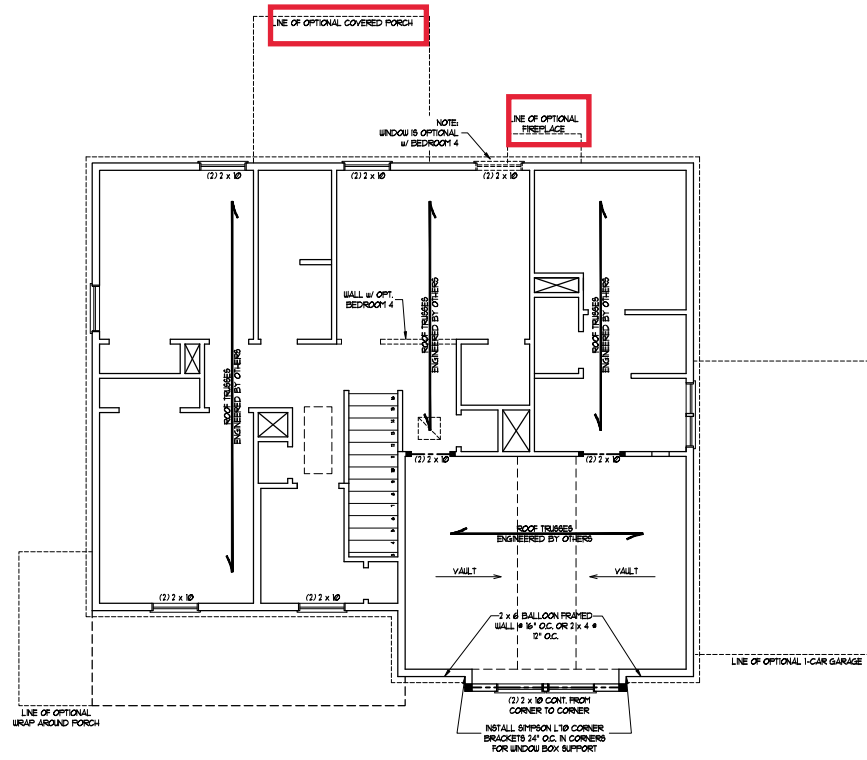
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH DRAWG FOR SIZE AND LOCATION OF OPENINGS.
- LLV - LONG LEGS VERTICAL LENGTH + CLEAR OPENING.
- EPBEE - ALL ANGLE IRONS PIN 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8"-12" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT & ROOF LINES, FASTEN (1) 2 x 10 BLOCKING BETWEEN STUDS WITH (4) 8d NAILS PER FLY. FASTEN A 6" x 4" x 5/8" STEEL ANGLE TO 2 1/2 x 10 BLOCKING WITH (2) 1/2" LAG SCREWS @ 2' O.C. STAGGERED. SEE SECTION R703.8.2.1 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

TABLE R602.7.5 MINIMUM NUMBER OF FULL HEIGHT KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
>3' TO 6'	2
>6' TO 9'	3
>9' TO 12'	4
>12' TO 15'	5

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SPF #1 (UNO). ALL TREATED LUMBER TO BE SYP #1 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED WITH (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.10.3.2 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES RESISTE FRONT LOADS WHICH REQUIRE SOLID BLOCKING TO GROUND OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 2" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE GILL PLATES THEIR FULL DEPTH.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



SEAL
33736
11/2/2020
(REVISED 7/14/2022)

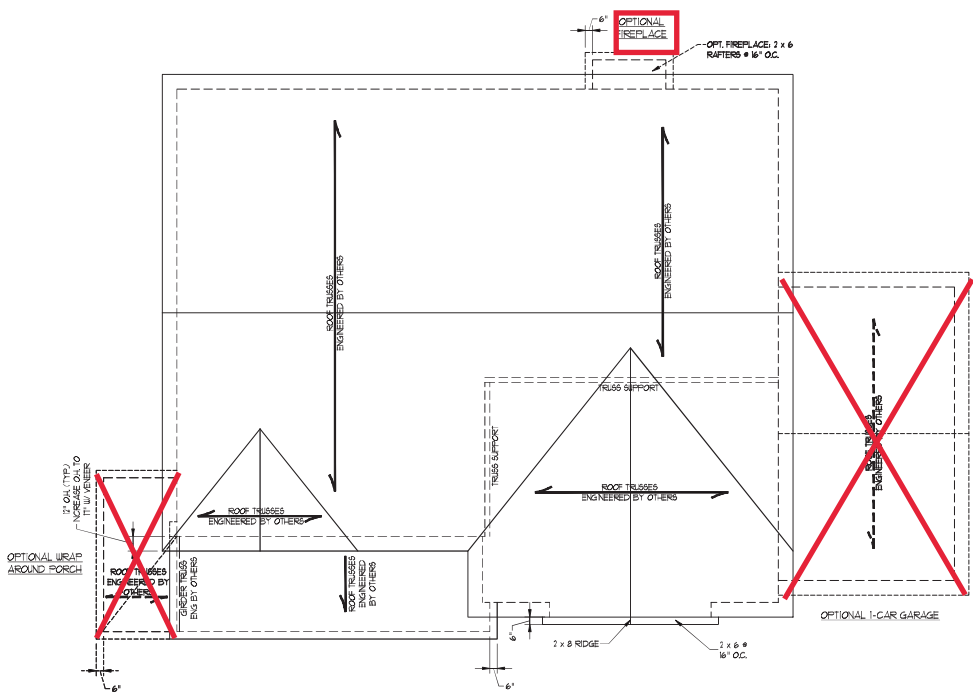
J.S. THOMPSON ENGINEERING, INC.
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N.C. LICENSE NO. C-1311

TORSAIL H&H HOMES

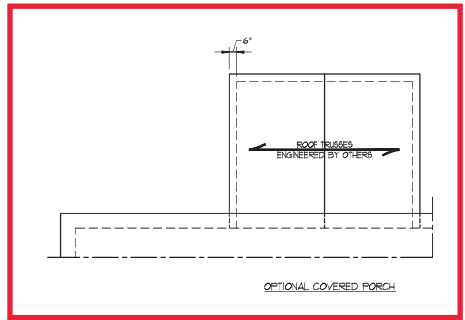
DATE: NOVEMBER 1, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY: H&H HOMES
ENGINEERED BY: WTB

SHEET 5 OF 8
S-3
ATTIC FLOOR FRAMING PLAN

TSP - TRIPLE STUD POCKET



ELEVATION B



- STRUCTURAL NOTES:**
1. ALL FRAMING LUMBER TO BE #1 SPF (NG).
 2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
 3. FRAME EXTERIOR WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
 4. HIP BRACES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TP).
 5. STICK FRAME OVER-ROOFED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 8 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 2d TOE NAILS.
 7. REFER TO SECTION R103B.1 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
 8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- BRICK SUPPORT NOTE:**
1. FASTEN (2) 2 x 10 BLOCKING BETWEEN WALL STUDS w/ (4) 2d NAILS PER PLY. FASTEN A 6" x 4" x 3/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING w/ (2) 10" LAG BOLTS @ 12" O.C. STAGGERED. SEE SECTION R103B.21 OF THE 2018 NRC FOR ADDITIONAL BRICK SUPPORT INFORMATION.
 2. WHERE ROOF SLOPES EXCEED 1:1, INSTALL 3" x 3" x 1/4" STEEL PLATE STOPS AT 24" O.C. PER SECTION R103B.21 OF THE NORTH CAR. IN. RESIDENTIAL CODE, 2018 EDITION.

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TOPSAIL H&H HOMES

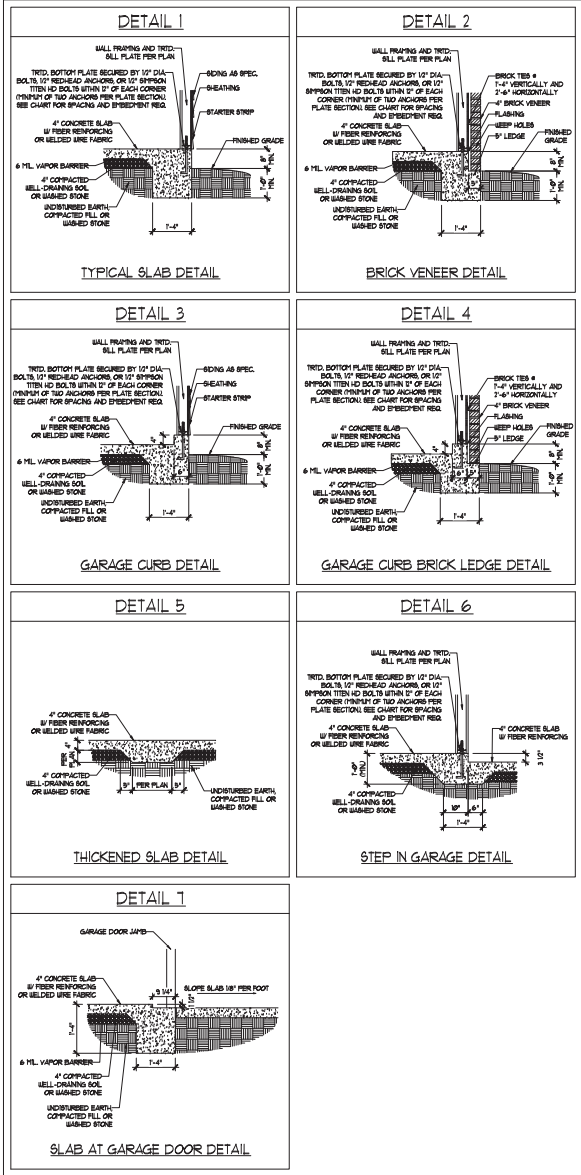


11/2/2020

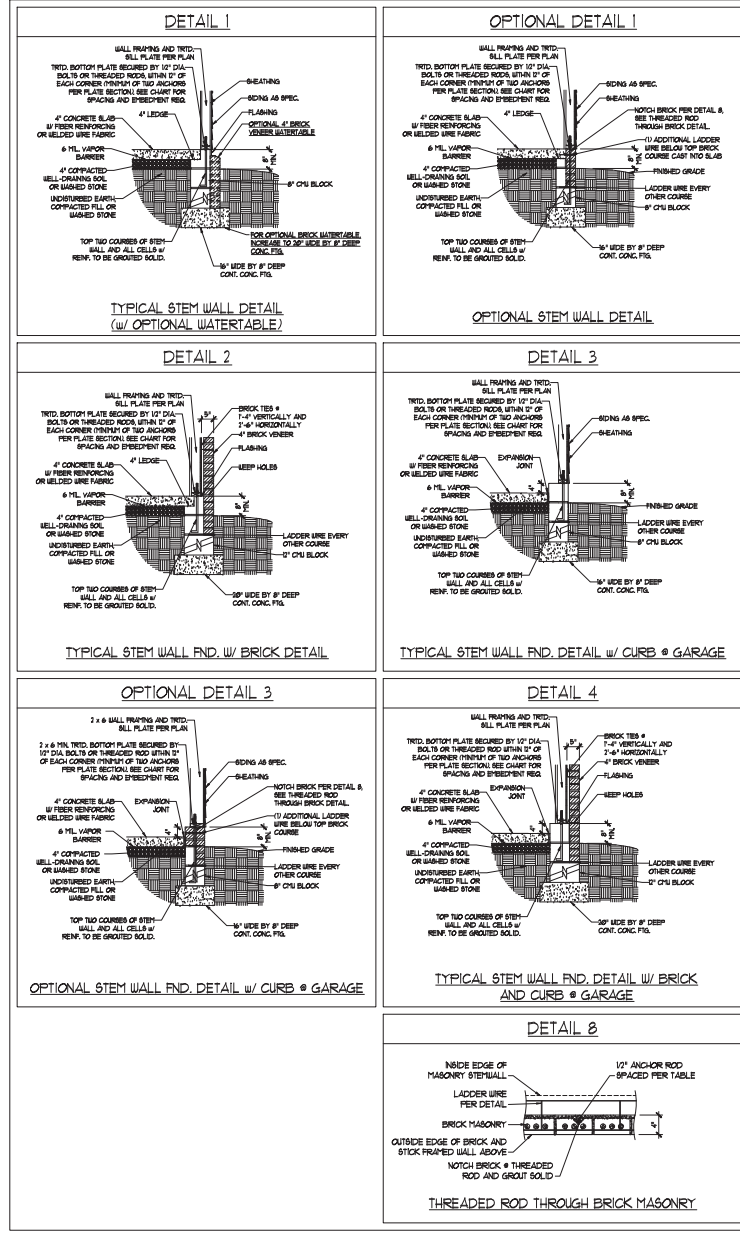
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 SCALE: 1/4" = 1'-0"
 DRAWN BY: H&H HOMES
 ENGINEERED BY: WH

sheet 7 of 8
S-4b
 ROOF FRAMING PLAN

MONOLITHIC SLAB DETAILS



STEMWALL DETAILS



MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
3	UNGRADED	GROUT SOLID	UNGRADED	UNGRADED
4	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 48" O.C.	GROUT SOLID	GROUT SOLID w/ #4 REBAR @ 64" O.C.
5	GROUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 36" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
6	GROUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GROUT SOLID w/ #4 REBAR @ 24" O.C.	GROUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

- STRUCTURAL NOTES:
- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 - THE MULTIPLE B-TIES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY. FOUNDATION NOT COMMON TO HOUSE.
 - CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION.
 - BACKFILL OF CLEAN #51 / #1 WASHED STONE IS ALLOWABLE.
 - CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE (B-20) OF THE 2008 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
 - PREP SLAB PER 806.2.1 AND 806.2.2 BASE OF THE 2008 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 2" LAP SPLICE LENGTH.
 - LOCATE REBAR IN CENTER OF FOUNDATION WALL.
 - WHERE REQUIRED, FULL BLOCK SOLID WITH TYPE "N" PORTLAND CEMENT GROUT. USE OF "LOW LIFT" GROUTING METHOD REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH		130 MPH	
	SPACING	EMBEDMENT	SPACING	EMBEDMENT
SPACING	6'-0" O.C.	1'	4'-0" O.C.	1'
EMBEDMENT	1'	1'	1'	1'

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 N.C. LICENSE NO. C-1731

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 FOUNDATION DETAILS

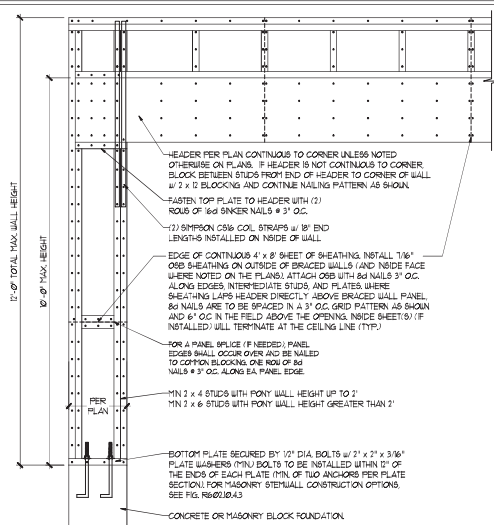
DATE: NOVEMBER 14, 2010
 SCALE: NTS
 DRAWN BY: JBT
 ENGINEERED BY: JES



D-1 FOUNDATION DETAILS

GENERAL WALL BRACING NOTES:

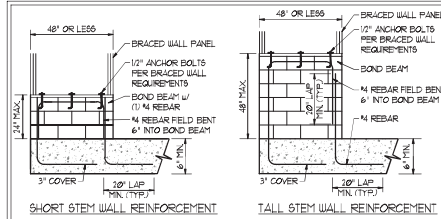
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL DIMENSIONS, HOLD DOWN TYPE AND LOCATION. BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-48P IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD 'GB'. GYPSUM TO BE FASTENED PER TABLE R602.3. METHOD GB TO BE FASTENED PER TABLE R602.10.
6. CS-48P REFERS TO THE 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' WALL BRACING METHOD. 1/4" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 8d COMMON NAILS OR 8d 12" LONG x 8D19 DIAPHRAGM WALL BRACING 6" O.C. ALONG PANEL EDGES AND 24" O.C. IN THE FIELD (UNCL).
7. GB REFERS TO THE 'GYPSUM BOARD' WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL, FASTENED WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNCL). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R702.3.3. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3.1. EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-48P CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES ITS ACTUAL LENGTH, AND METHOD FF CONTRIBUTES ITS ACTUAL LENGTH.



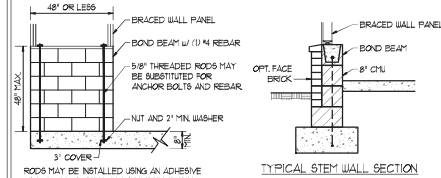
OVER CONCRETE OR MASONRY BLOCK FOUNDATION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
 • APPLICABLE W/ GREATER THAN 12" KNEE WALL HEIGHTS
 IN ORAL SPACE AND ABOVE FRAMED BASEMENT WALLS.

METHOD FF-PORTAL FRAME DETAIL ①



SHORT STEM WALL REINFORCEMENT TALL STEM WALL REINFORCEMENT

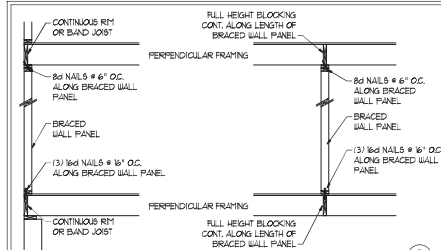


TYPICAL STEM WALL SECTION

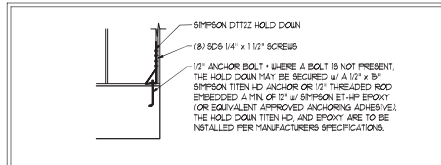
OPTIONAL STEM WALL REINFORCEMENT

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②
 PER FIGURE R602.10.4.3

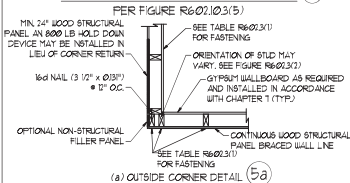


BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING ③
 PER FIGURE R602.10.4.4(1)

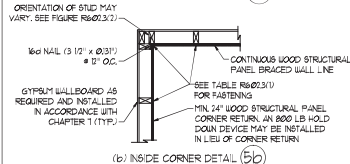


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④
 • APPLICABLE ONLY WHERE SPECIFIED ON PLAN.

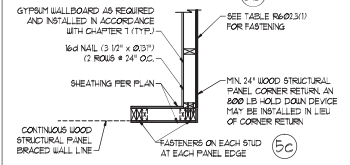
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤



(a) OUTSIDE CORNER DETAIL ⑤a

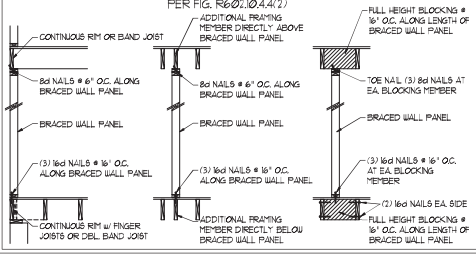


(b) INSIDE CORNER DETAIL ⑤b

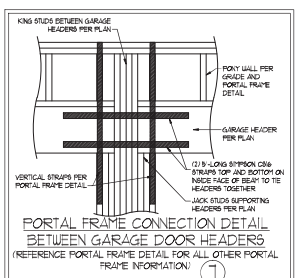


(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)

BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING ⑥

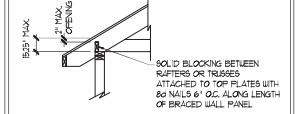


PER FIG. R602.10.4.4(2)



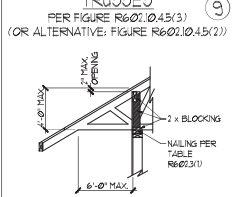
PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS (REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦

BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS ⑧



PER FIGURE R602.10.4.5(1)

BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨



PER FIGURES R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))

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11/2/2020

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 N.C. LICENSE NO. C-1131

120 MPH - 130 MPH ULTIMATE DESIGN WIND SPEED
 WALL BRACING NOTES AND DETAILS

DATE: NOVEMBER 14, 2018
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JST
 ENGINEERED BY: JST

D-2 BRACED WALL NOTES AND DETAILS AND FF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLLARS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R602.4 - R602.1)
- | DESIGN CRITERIA | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|--------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 100 LB OR 50 (PLF) | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R602.4(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD, Pg | 20 (PSF) | | |
- 1-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 8 PSF DEAD LOAD
- FOR 15 AND 20 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R602.6 OF THE NRC, 2018 EDITION. FOR 30 MPH, 40 MPH, AND 50 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL, 4" IF THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R602.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SALED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. JOINTS WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R602.1 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A63 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A955. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5 WITH 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR FILL HOLLOW CONCRETE MASONRY UNITS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE II OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH #1 OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R604 OF THE NRC, 2018 EDITION, OR IN ACCORDANCE WITH ACI 308, ACI 330, NORTH 1988-4 OR ACE 530/ASCE 5 WITH 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(1), R604.1(2), R604.1(3), OR R604.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R604.1(5) OF THE NRC, 2018 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16' OC, WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SFF MINIMUM (Fb = 975 PSI, Fv = 475 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 330 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2600 PSI, E = 1900000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 1900000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROUS OF SELF TAPPING SCREWS # 16' OC, OR (2) ROUS OF 1/2" DIAMETER BOLTS # 16' OC. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROUS OF 9/16" DIAMETER HOLES # 16' OC.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.1(1) AND R602.1(2) OF THE NRC, 2018 EDITION, OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO). WHICHEVER IS GREATER, ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.3 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAM'S HEADERS OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAM'S OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAM'S OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE BRACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL 1-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACINGS SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.8.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH REST A 6" x 4" x 5/8" STEEL ANGLE WITH 6" MINIMUM OVERHANG AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO HEADERS WITH 1/2" LAG SCREWS AT 2' OC, STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/8" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 16d NAILS PL. BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 2' OC, STAGGERED AND IN ACCORDANCE WITH SECTION R702.8.2 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROUS OF 16d NAILS AT 16' OC. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" OC BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16' OC, AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L157 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C586 COLL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TIGHT STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



120 MPH - 1-30 MPH ULTIMATE DESIGN WIND SPEED
STANDARD STRUCTURAL NOTES

DATE: NOVEMBER 14, 2018
SCALE: 1/8" = 1'-0"
DRAWN BY: JES
ENGINEERED BY: JST



11/27/2020

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STRUCTURAL
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